

STATE OF ALABAMA)
JEFFERSON COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty Two Thousand Nine Hundred and No/100 Dollars (\$82,900.00) to the undersigned grantor, B.G. WINFORD BUILDERS, A sole proprietorship, (herein referred to as GRANTOR) does by these presents, grant, bargain, sell and convey unto Fay Bailey, an unmarried woman; Braxton D. Bailey and Ruth B. Bailey, husband and wife, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, according to the survey of Sunnybrook First Addition, as recorded in Map Book 7, page 1, in the Probate Office of Shelby County, Alabama.

Subject to any easements, restrictions and rights of way of record.

\$61,300 of the purchase price recited above was paid from a Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, their heirs and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said GRANTEE, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 28th day of August, 1987.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 SEP 15 PM 1:26

STATE OF ALABAMA)
JEFFERSON COUNTY)

B.G. WINFORD BUILDERS

BY: Brett G. Winford
Its President

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRETT G. WINFORD, whose name as President of B.G. WINFORD BUILDERS, a sole proprietorship, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 28th day of August, 1987.

My Commission Expires:

8-25-90

[Signature]
NOTARY PUBLIC

This Instrument Was Prepared By:
Smyer, White, Taylor & Putt
600 Title Building
Birmingham, Alabama 35203

Send Tax Notice To:
Fay Bailey
1908 Lakeland Trail
Helena, AL 35080

BOOK 151 PAGE 59